

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Alexandria City, Virginia?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-05.

STATE FOOD PERMIT

No

HOME OCCUPATION

Yes

BUSINESS LICENSE

Yes

SALES CAP

Tiered

VIRGINIA RULES. OPEN THESE FIRST.

[Virginia permits PDF](#)[Virginia cottage food law page](#)[Virginia Department of Agriculture and Consumer Services cottage food program](#)[Statute: Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)**NOT LEGAL ADVICE**

This is what it takes to sell from a home kitchen in Alexandria City. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Alexandria City, Virginia. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

Tiered

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

Upon-complaint

BUSINESS LICENSE

Yes

PICKUP AT THE HOUSE

Conditional

HOME KITCHEN ONLY

If you want a shop or a rented commercial kitchen, these rows do not apply.

CONTINUE ONLINE

[Virginia permits PDF →](#)

<https://crosodo.com/reports/pdf/permits/virginia.pdf>

[Virginia cottage food law page →](#)

<https://crosodo.com/states/virginia>

[Permit page for this place →](#)

<https://crosodo.com/what-permits/virginia/alexandria-city>

[Alexandria City cottage food law page →](#)

<https://crosodo.com/states/virginia/alexandria-city>

Not legal advice. Rules change. Confirm with the office before you file.

Where to file

State

Virginia registration: No. Routine kitchen inspection: No. As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. <https://lis.virginia.gov/bill-details/20261/HB402>

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

State law page: crosodo.com/states/virginia

Virginia Department of Agriculture and Consumer Services: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Statute: [Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)

Zoning / home occupation

Yes. Alexandria City requires a home occupation permit for home-based businesses in most zones (per CityRuleLookup, sourced from Alexandria Code of Ordinances via Municode, verified March 2026). Exterior signage generally prohibited for home occupations. BPOL (business license) also required. Customer traffic limits apply. Zoning ordinance under VA Code §15.2-2280. Alexandria City generally prohibits exterior business signage for home-based businesses.

Health

Upon-complaint. VDACS may inspect upon consumer complaint.

Business license

Yes

Pickup / delivery

Under §3.2-5130 exemption: direct-to-consumer sales only; no resale. Under VDACS permit: broader sales allowed. Customer traffic to home businesses limited in Alexandria City to preserve residential character.

If you rent a commissary kitchen

VDACS treats a commercial kitchen as a food-processing operation. Virginia cottage food is a home exemption. A commissary or commercial kitchen that manufactures food for sale needs a VDACS inspection and permit. VDACS publishes a commercial-kitchen food-processing application. Local health departments permit restaurants and similar food establishments.

Official source: [VDACS home and commercial kitchen businesses](#)

Local health office we have on file: <https://www.alexandriava.gov>

This file is the home-kitchen path. A rented kitchen uses a different permit. Ask the kitchen manager which license they expect, then call the local health office.

SOURCES

<https://www.alexandriava.gov>

<https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

<https://www.cityrulelookup.com/home-business/cottage-food/alexandria-city-va>

<https://www.cityrulelookup.com/home-business/zoning/alexandria-city-va>

<https://library.municode.com/>

Alexandria city and nearby places

Regulation	Alexandria city	Arlington County	Fairfax County
HOME KITCHEN ALLOWED	Conditional	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	If pets present, food processing/storage areas must be enclosed/separated with a latching door (for VDACS Home Food Processing permit pathw...	Not specified in state statute	State baseline applies
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Yes	No
ON-SITE SIGNAGE	No	Conditional	No
DELIVERY / PICKUP	Under §3.2-5130 exemption: direct-to-consumer sales only; no resale. Under VDACS permit: broader sales allowed. Customer traffic to home bu...	Direct sales to consumers only per VA state law; no retail consignment. Check Arlington zoning for customer visit limits.	Zoning §4102.7.H: sale and delivery of home-based food and small-scale production items must occur exclusively online or off-site. On-site ...
HOME OCCUPATION PERMIT	Yes	Yes	Yes
LOCAL BUSINESS LICENSE	Yes	Yes	Yes
RESTRICTIONS	Virginia §3.2-5130 cottage food exemption applies. Non-TCS shelf-stable foods allowed (limited list). Pickles/acidified vegetables capped a...	Non-TCS shelf-stable foods only. No state registration required for general cottage foods. Pickles/acidified vegetables capped at \$9,000/ye...	Fairfax County requires a Home-Based Business Permit with a Home-Based Food Production Supplemental Form for all home-based food operations...
FOOD STORAGE	Non-TCS shelf-stable foods only under cottage food exemption.	Non-TCS shelf-stable foods; extensive prohibited list (TCS foods, dairy, meat, fish)	State baseline applies
POPULATION	157,594	235,845	1,145,354

More pages for this place

These Crosodo pages cover the same home cottage-food path:

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

Virginia cottage food law: crosodo.com/states/virginia

Alexandria City cottage food law: crosodo.com/states/virginia/alexandria-city